

110.A

Map

0001

Block

0051.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 490,400 /

USE VALUE: 490,400 /

ASSESSed: 490,400 /

Total Card /

Total Parcel

490,400

490,400

490,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		ORIENT AVE, ARLINGTON

OWNERSHIP

Owner 1:	BROWN JENNIFER L
Owner 2:	
Owner 3:	
Street 1:	51 ORIENT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	ABRAHAM JOSEPH P/MABEL -
Owner 2:	-
Street 1:	51 ORIENT AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1965, having primarily Clapboard Exterior and 1245 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7512												G5	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	490,400			490,400
Total Card	0.000	490,400			490,400
Total Parcel	0.000	490,400			490,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	393.90	/Parcel:	393.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	483,000	0	.		483,000	483,000	Year End Roll	12/18/2019
2019	102	FV	473,700	0	.		473,700	473,700	Year End Roll	1/3/2019
2018	102	FV	418,700	0	.		418,700	418,700	Year End Roll	12/20/2017
2017	102	FV	381,500	0	.		381,500	381,500	Year End Roll	1/3/2017
2016	102	FV	307,600	0	.		307,600	307,600	Year End	1/4/2016
2015	102	FV	291,100	0	.		291,100	291,100	Year End Roll	12/11/2014
2014	102	FV	277,500	0	.		277,500	277,500	Year End Roll	12/16/2013
2013	102	FV	277,500	0	.		277,500	277,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABRAHAM JOSEPH	136-66		8/14/2015		410,000	No	No		
DOUGLAS JEFFREY	103-88		4/18/2008		320,000	No	No		
PERRY NORMA D	U78-158		4/28/2003		293,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2017	373	Re-Roof	7,195	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	Measured	DGM	D Mann
3/2/2016	Sales Review	PT	Paul T
6/8/2004	External Ins	BR	B Rossignol
5/28/2002	External Ins	PM	Peter M
4/17/2001	Inspected	PM	Peter M
2/3/2000	Mailer Sent		
2/3/2000	Measured	264	PATRIOT
12/1/1981		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average			
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
FrpI:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	50.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 5		BRs: 2		Baths: 1		HB						

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION			
Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj \$ / SQ:	402.192
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	0.97000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	549728
Depreciation:	59371
Depreciated Total:	490357

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		5	2	
Totals				
1		5	2	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	390.13	
Special Features:	0	Val/Su Net:	393.90	
Final Total:	490400	Val/Su SzAd	393.90	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,245	402.190	500,729
Net Sketched Area:		1,245	Total:	500,729
Size Ad	1245	Gross Are	1245	FinArea
				1245

SUB AREA DETAIL

[illegible]

IMAGE



AssessPro Patriot Properties, Inc